



21 December 2022

NSW Land and Housing Corporation  
Attn: Howard Taylor  
Locked Bag 5112  
Parramatta NSW 2124

Dear Sir,

## **RE: PROPOSED RESIDENTIAL DEVELOPMENT AT 13 LATTY STREET FAIRFIELD**

I refer to your letter dated 21 November 2022 and attached documents for the notification of the proposed residential development at No. 13 Latty Street Fairfield. Please be advised that Council has reviewed the documents and provides the following comments below. It is understood that the proposal is sought by the Applicant under the State Environmental Planning Policy (Housing) 2021.

Based on Council's review, the following comments are provided in response to your letter.

### **Stormwater Drainage**

While Council does not object to proposed drainage pipe (approximately 60 metres in length) in Latty Street, it is suggested that the Applicant's Engineer look at the possibility of doing a kerb connection to avoid costly works on street. The OSD storage may be provided over the hardstand areas to make kerb connection possible.

Only stormwater runoff shall be directed to the drainage system. The grated drains proposed within the building footprint at ground floor level are likely to collect wastewater and therefore should be deleted from the plans.

### **Acoustic Management**

The documents submitted to Council do not address how noise will be managed between the adjoining tenancies.

### **Private Open Space**

The submitted Architectural Drawings indicate the private open space (POS) area allocated to Unit 1 will be located within the front setback of the building. It is recommended that POS be relocated away from the front setback as POS in the front is not allowed by Council's controls within the Fairfield City Wide Development Control Plan 2013 (FCW DCP 2013) and is uncharacteristic in this locality.



## Setback of Upper Levels

The submitted Architectural Drawings indicate the upper levels of the front building façade to be setback in front of the building façade. It is recommended that the upper levels be setback behind the building façade in accordance with Clause 3.06 of the Seniors Living Policy: Urban Design Guidelines for Infill Development Checklist.

## Roof Design

It is recommended that the roof be broken into smaller elements to reduce the apparent bulk and visual impact of the building in accordance with Clause 3.08 of the Seniors Living Policy: Urban Design Guidelines for Infill Development Checklist.

## Privacy

In order to reduce potential privacy impacts to the neighbouring Unit No. 4, it is recommended that any liveable spaces be oriented towards the front and rear setbacks of the premises. Also, it is recommended that the upper floor level windows that do not have a sill height of more than 1.5 metres, be obscured or glazed to optimise privacy to adjoining dwellings.

In the event that the proposal is amended, it would be appreciated if the amended documentation is forwarded to Council for comments.

For any further information regarding this matter, please contact Mason Shute at Council's City Development Group on 9725 0260.

Yours Faithfully,

Mason Shute  
**Development Planner**